

040.0

0003

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

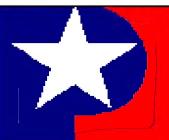
968,100 / 968,100

USE VALUE:

968,100 / 968,100

ASSESSED:

968,100 / 968,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 27 | | BOWDOIN ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|-------------------------|
| Owner 1: | MENDONCA MANUEL C/ETAL |
| Owner 2: | MENDONCA FRANCINA MARIA |
| Owner 3: | |

Street 1: 27 BOWDOIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

968,100 / 968,100

USE VALUE:

968,100 / 968,100

ASSESSED:

968,100 / 968,100

GIS Ref

GIS Ref

GIS Ref

Insp Date

11/08/18

13302!

PRINT

Date Time

12/10/20 18:35:08

LAST REV

Date Time

04/02/19 15:21:00

apro

3302

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 040.0-0003-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 523,600 | 600 | 4,500. | 444,000 | 968,200 | 968,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 391,100 | 700 | 4,500. | 471,800 | 863,600 | 863,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 391,100 | 700 | 4,500. | 344,100 | 735,900 | 735,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 366,400 | 700 | 4,500. | 299,700 | 666,800 | 666,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 366,400 | 700 | 4,500. | 255,300 | 622,400 | 622,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 325,800 | 700 | 4,500. | 249,800 | 576,300 | 576,300 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 325,800 | 700 | 4,500. | 205,400 | 531,900 | 531,900 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 339,200 | 700 | 4,500. | 195,400 | 535,300 | 535,300 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| FERRIANI JOHN P | 25225-458 | | 3/15/1995 | | 208,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 8/17/2010 | 1008 | Re-Roof | 6,000 | | | | | |
| 4/3/1995 | 150 | Manual | 1,000 | | | | | WINDOW |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|-------------|-----|---------|
| 11/8/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/4/2009 | Measured | 189 | PATRIOT |
| 3/4/2000 | Mailer Sent | | |
| 2/28/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | CS | |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

